

**PRICE REDUCTION!**

~~\$12,000,000~~

**\$10,800,000 (\$222.76 PSF!)**

**Reconfiguration To Add +/- 10,000  
SF of Warehouse Complete!**



**10400 Pioneer Blvd, Santa Fe Springs**

Brokers make no guarantees, representations, or warranties of any kind, expressed or implied. All information to be independently verified.

EXCLUSIVELY LISTED BY



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**FOR SALE**



**TOTAL SF: 48,481**

~~\$12,000,000 (\$247.52 PSF)~~

**\$10,800,000 (\$222.76 PSF)**

LA Commercial, Inc. is pleased to present the opportunity to acquire 10400 Pioneer Blvd, a high-image multi-tenant industrial/flex building located in the heart of Santa Fe Springs.

The 48,481 SF building is situated within the Town Center Business Park, offering a premier campus environment with proximity to restaurants, retail, and services. The property provides a unique opportunity for both investors and owner/users, with ±29,456 SF available (divisible to ±15,147 SF and ±14,309 SF) and the balance of the building leased to two established tenants.

Constructed in 1981, this multi-tenant facility offers modern industrial features including ±22' clear height warehouse, sprinklers, heavy power (1,000 amps, 277/480V, 3-phase, 4-wire), and finished office mezzanine. With 119 parking spaces (2.5:1 ratio) and multiple existing suites, the property is flexible for a variety of uses and configurations.

Offered at \$10,800,000 (\$222.76/SF), the asset presents a compelling combination of stable income for investment and/or immediate owner-user occupancy potential.



PROPERTY ADDRESS

10400 Pioneer Blvd, Santa Fe Springs, CA

APN

8009-026-026

BUILDING SQUARE FEET

48,481 SF

LOT SIZE

35,336 SF

PARKING:

119 Spaces

YEAR BUILT

1981

ZONING

Limited Manufacturing, Planned Overlay  
[Zoning Map](#)

SPRINKLERS:

0.45 GPM/3000 SF (First Floor)  
0.19 GPM/3000 SF (Mezzanine)



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**Property Name:** Town Center Business Park  
**Address:** 10400 Pioneer Blvd, Santa Fe Springs, CA 90670  
**Cross Streets:** Pioneer Blvd/Telegraph Rd

Price Reduction- \$10,800,000 (\$222 PSF)  
 Demolition Commenced! Converting 10,000 SF to Whse  
 Multi-Tenant Industrial/Flex For Sale  
 Leased Investment & Owner User  
 29,456 SF (Divisible) Available For An Owner User  
 Now Has ±15,500 SF of Warehouse

**Sale Price:** \$10,800,000.00  
**Sale Price/SF:** \$222.77  
**Available SF:** 48,481 SF  
**Prop Lot Size:** 0.81 Ac / 35,284 SF  
**Taxes:** \$81,550 / 2024  
**Yard:** No  
**Zoning:** ML-PD




**Sprinklered:** Yes  
**Clear Height:** 22'  
**GL Doors/Dim:** 6  
**DH Doors/Dim:** 0  
**A:** 1000 **V:** 277/480 **O:** 3 **W:** 4  
**Construction Type:** Concrete  
**Const Status/Year Blt:** Existing / 1981R22

**Whse HVAC:** No  
**Parking Spaces:** 119 / **Ratio:** 2.5:1  
**Rail Service:** No  
**Specific Use:** Warehouse/Office

**Office SF / #:** 14,000 SF / 22  
**Restrooms:** 10  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 8,410 SF  
**Include In Available:** Yes  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** 60 Days  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** MidCounties  
**APN#:** 8009-026-031

# RENT ROLL

10400 Pioneer Blvd, Santa Fe Springs, CA

Suite #	Tenant Name	Type of Business	SF	Lease Expiration Date	Total Current Monthly Rent	Rent Per Square Foot	NNN	Rent Increases	Options	Tenant Since
1 	Meyer Asset	General Office, Light Manufacturing, Warehousing	6,140	1/31/2027	\$ 6,230.00	\$ 0.98	Yes 12.6% \$2,727.75/mo.		No	2011
2-7 	Custom Building Products	General Office, Lab Spaces, Warehousing	29,456	12/31/2025	\$ 29,837.69	\$ 1.01	Yes 60.75% \$13,153.38/mo.	No	Vacating	2005
8-9 	Southeast Area Social Services Funding Authority (SASSFA)	General Office and Client Training	12,885	2/28/2028	\$ 25,715.00	\$ 1.93	Yes 26.57% \$5,753.48/mo.	March 2027- \$26,615.00	No	2006

\*Custom Building Products Vacated as of 12/31/2025

-  Myers Asset
-  SASSFA
-  Custom Building Products



\*Lines and SF are approximate

- █ Myers Asset 6,140 SF (1,536 Mezzanine)
- █ SASSFA 12,885 SF (2,987 SF Mezzanine)
- █ VACANT- Formerly CBP 29,456 SF (8,195 SF Mezzanine)

### Proximity To:

**Los Angeles/Long Beach Ports**  
 Distance: ±18 miles  
 Estimated Drive Time: 25–30 minutes

**Downtown Los Angeles**  
 Distance: ±12 miles  
 Estimated Drive Time: 20–25 minutes

**John Wayne Airport (SNA)**  
 Distance: ±25 miles  
 Estimated Drive Time: 30–35 minutes

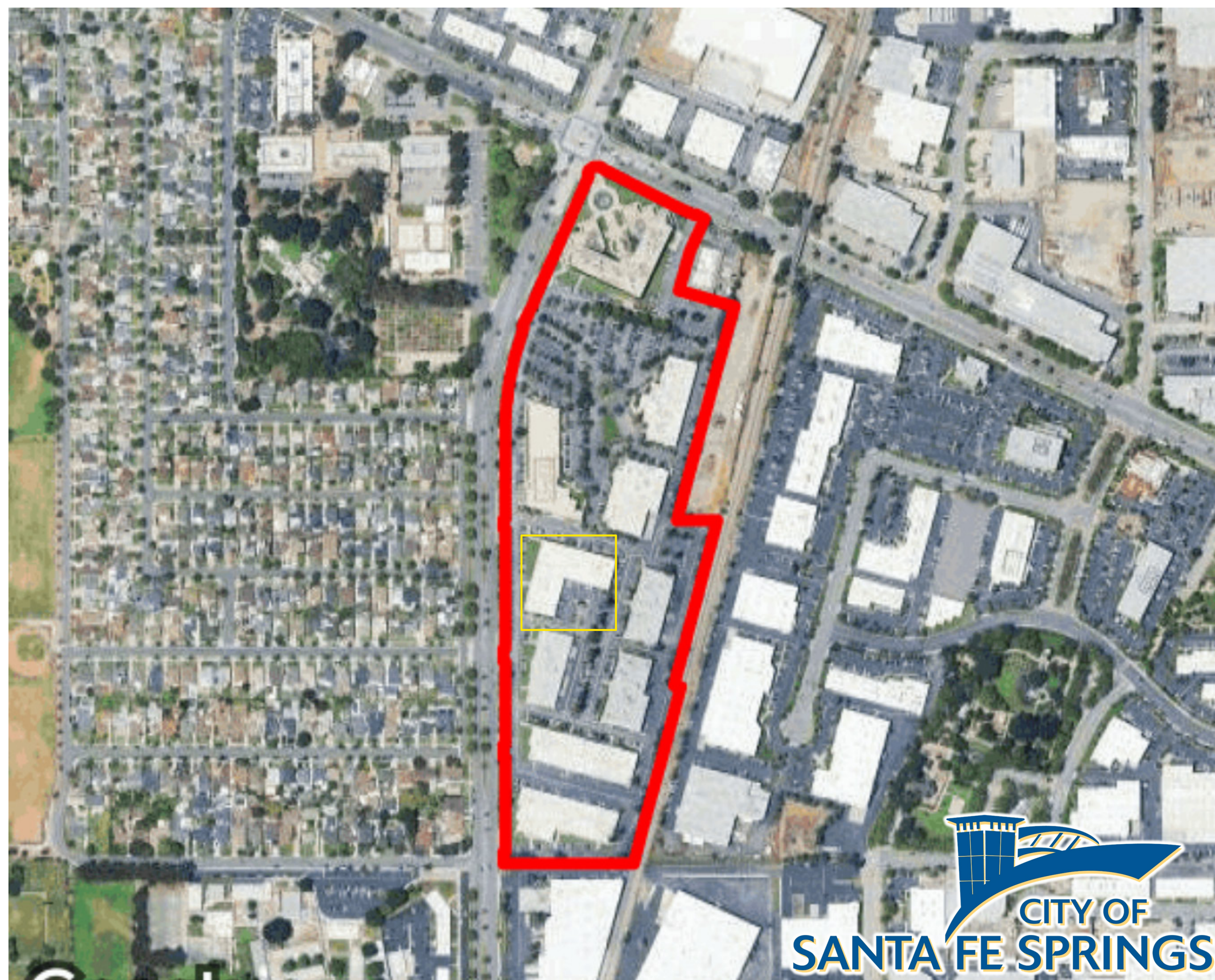
**Los Angeles International Airport (LAX)**  
 Distance: ±22 miles  
 Estimated Drive Time: 30 minutes

**Long Beach Airport (LGB)**  
 Distance: ±10 miles  
 Estimated Drive Time: 15–20 minutes

**Citadel Outlets (Commerce)**  
 Distance: ±6 miles  
 Estimated Drive Time: 10 minutes

**Disneyland Resort**  
 Distance: ±12 miles  
 Estimated Drive Time: 20 minutes





Town Center Park, located within the civic core of Santa Fe Springs, reflects the city's evolution into a predominantly industrial and business-oriented hub. Originally built in 1981, the Town Center area was developed as part of a broader effort to establish a centralized district that integrates civic uses with modern flex and light industrial space, supporting the region's continued economic growth through the late 20th and early 21st centuries. The surrounding business park encompasses approximately 454,954 square feet and is characterized by a mix of warehouse, distribution, and office-flex buildings designed to accommodate a range of tenants. Santa Fe Springs is home to a stable, primarily working-class population that supports its strong base of manufacturing, logistics, and service-oriented industries. Within this setting, Town Center Park and the adjacent business park stand out for their cleanliness, uniform building design, and well-maintained landscaping, reflecting the city's commitment to orderly development, functional efficiency, and a cohesive visual environment across its commercial and industrial properties.





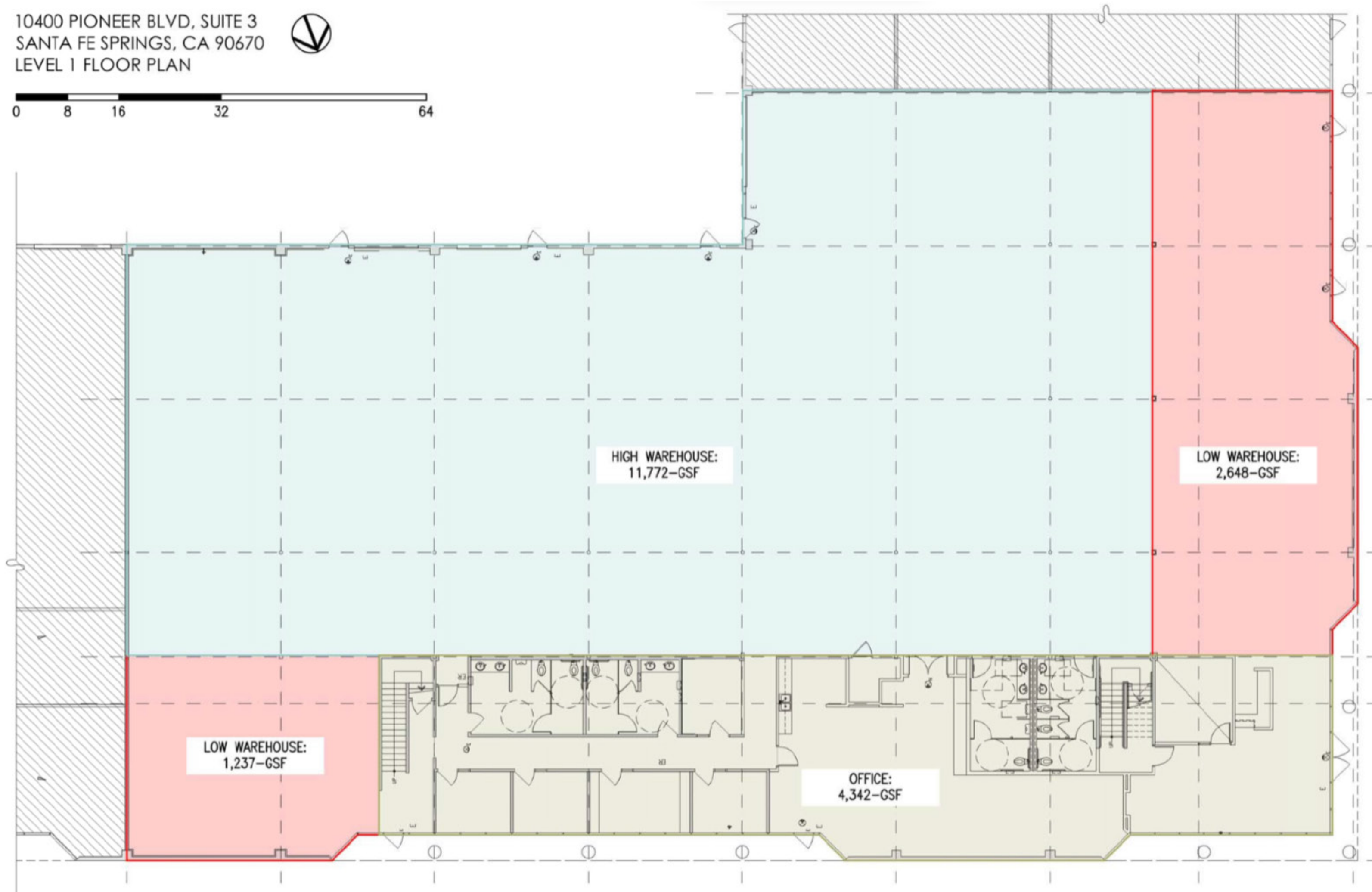
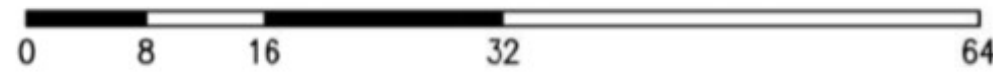
# A INTERIOR PHOTOS- 29,456 SF UNIT, OFFICE SPACE

10400 Pioneer Blvd, Santa Fe Springs, CA



# DEMOLITION ČŃN QĹĚĚ!!! NEW CONFIGURATION FOR 29,456 SF UNIT

10400 PIONEER BLVD, SUITE 3  
SANTA FE SPRINGS, CA 90670  
LEVEL 1 FLOOR PLAN



**NEW Configuration!**

**Warehouse: +/- 15,657 SF**

**1st Floor Office: +/- 4,342 SF**

**2nd Floor Office: +/- 8,410 SF**

Link to: [Demolition](#)

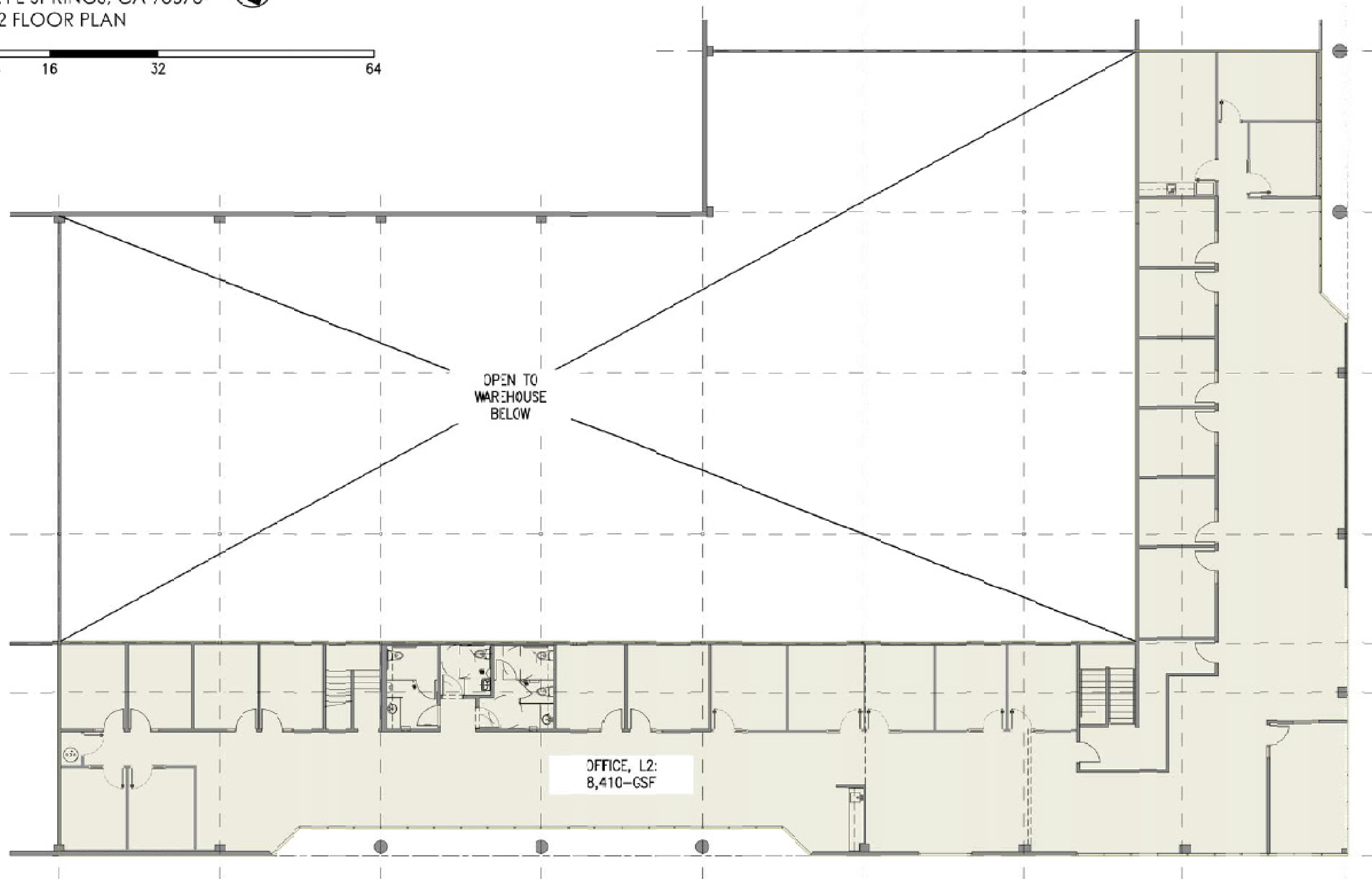
**\*High Clear (22ft): 11,772 SF**  
**Low Clear (10 ft): 3,885 SF**

# A 2nd Floor Configuration, 29,456 SF Unit

10400 PIONEER BLVD, SUITE 3  
SANTA FE SPRINGS, CA 90670  
LEVEL 2 FLOOR PLAN



0 8 16 32 64



- 8,410 GSF
- 2 Bathrooms
- 18 Private Offices
- 2 Stairways
- (Easily Divisible for Multiple Tenants or Operations)

# A INTERIOR PHOTOS- 29,456 SF UNIT WAREHOUSE, DEMO ČŮN QĹĚŤĚ!



# A INTERIOR PHOTOS- 29,456 SF UNIT WAREHOUSE, DEMO ČŮN QĹĚŤĚ<sup>3</sup>









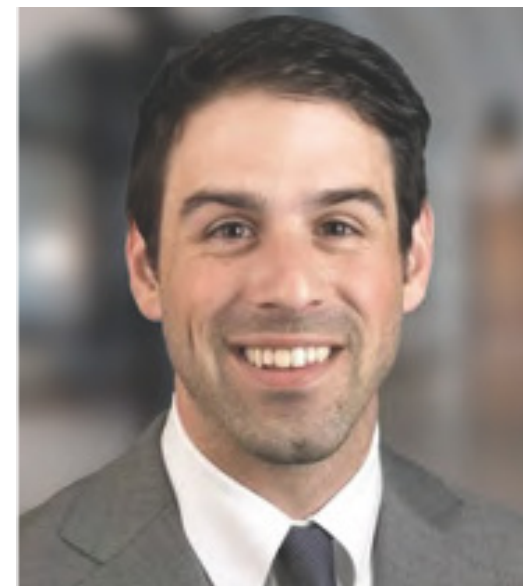
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